

SUMMARY MINUTES

REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

August 26, 2008

A regular meeting of the Chairman and Members of the Community Redevelopment Agency (CRA) Board was held in the North Miami Council Chambers of City Hall on Tuesday, August 26, 2008, beginning at 5:30 p.m.

(Phonetic spelling of each speaker's name may be used throughout the minutes unless correct spelling is known.)

Note: The actual agenda and all backup materials for each CRA Board meeting and CRA Advisory Committee meeting can be found at: www.NorthMiamiCRA.org

Flag salute led by Tony Crapp, Sr.

ROLL CALL

Board Member Marie Erlande Steril	Here
Board Member Scott Galvin	Here
Chairman Kevin A. Burns	Here
Board Member Jacques Despinosse	Here
Board Member Michael R. Blynn	Here

Additions, Deletions or Withdrawals

The CRA Executive Director supplements to Agenda Item V.

APPROVAL OF MINUTES:

Regular Meeting – Tuesday, July 8, 2008, approved by Board

ITEMS FOR REVIEW AND/OR ACTION

I. **TAB 1 – STATUS UPDATE REGARDING SITE/ENVIRONMENTAL REMEDIATION FOR THE PIONEER GARDENS AFFORDABLE HOUSING DEVELOPMENT**

The Executive Director gave a brief report to the Board regarding the site/environmental remediation for Pioneer Gardens Affordable

Housing Development. The Executive Director explained tasks that needed to be completed for approvals required site assessment of the underground storage tank area, involving soil sampling and delineation of the area where the tank was found required by DERM and due diligence assessment, involving soil and ground water sampling and delineation of areas noted in Phase II environmental site assessment. The Executive Director advised most of the sampling has been completed and lab results would be forthcoming. Board discussion. The Executive Director advised a meeting would be scheduled with WASA to further mitigate the force main. The Executive Director anticipated completion of these items by the next Board Meeting in September.

II. TAB 2 – STATUS UPDATE REGARDING THE PROPOSED SCOPE OF REHABILITATION FOR THE BEL HOUSE APARTMENTS EAST BUILDING

The Executive Director gave a brief report to the Board regarding proposed scope of rehabilitation for the Bel House Apartments east building. The Executive Director advised Belington and Gomez Architects are on board to design the scope of rehabilitation work including the design of the roof repair/replacement. The Executive Director advised the recommendation to engage a roof inspector as an independent third party to protect the interest of the CRA and to ensure proper completion of the roof replacement activity. Cost estimates received are \$91,500 for Belington and Gomez Architects and \$6,300 for an independent roof inspector.

John Dellagloria, representing the owners, gave a brief report to the Board explaining eventually the CRA's portion will be credited to the ultimate purchase price.

Joe Garino, Urban Residential Development Group, Ltd gave a brief report to the Board regarding the independent roof inspector is needed to give an extra layer of protection. Board discussion.

III. TAB 3 – PROPOSED CHANGES TO THE CRA AFFORDABLE HOUSING PROGRAM REQUIREMENTS PER THE PENDING AMENDMENT TO THE REDEVELOPMENT PLAN

The Executive Director reviewed proposed changes and advised the recommendations were presented to the CRA Advisory Committee and were supported by the CRA Advisory Committee. Board

discussion. The Executive Director explained the residency requirements would be waived for essential services personnel as defined by the City of North Miami.

IV. TAB 4 – CRA FINANCIAL STATUS REPORT AS OF JUNE 30, 2008

The Executive Director gave a brief report to the Board regarding the CRA's financial activities, revenues and expenditures and reviewed budget to actual comparison chart as of June 30, 2008.

V. TAB 5 – FY 2008-09 PROPOSED PRELIMINARY BUDGET

The Executive Director presented a detailed review of fiscal year 2008-09 proposed preliminary budget. The Executive Director advised the CRA Board that the special meeting scheduled for September 24th, for consideration of adopting the final budget, will need to be followed up with a Special City Council Meeting to adopt the Resolution approving the FY 08-09 budget so the budget can be moved forward to the County. Board discussion. The CRA Board scheduled a budget workshop at the next regular meeting on September 9, 2008.

VI. TAB 6 – STATUS UPDATE REGARDING THE CRA ADVISORY COMMITTEE DISCUSSION REGARDING ABSENCES BY CRAAC MEMBERS DURING FY 2007-08

The Executive Director reviewed absences of the CRA Advisory Committee Members. The CRA Advisory Committee recommended reinstatement of Committee Member Duke Sorey, by a vote of 7-0, since absences were due to a medical condition. The CRA Advisory Committee recommended accepting the automatic resignation of Committee Member Dr. Smith Joseph, since the Advisory Committee did not receive any indication as to why Dr. Smith was absent.

Board Member Blynn moved to accept the recommendation to reinstate Advisory Committee Member Sorey, seconded by Board Member Despinosse; passed unanimously.

Board Member Steril will communicate with her appointee, Dr. Joseph. Board discussion.

Mr. Zelkowitz advised if the Board wanted to include 2 excused absences in the bylaws, the bylaws would need to be amended. Mr. Zelkowitz will check with the City Attorney to compare what is done for absences with City Boards.

VII. REPORTS

A. Board Members

(NONE)

B. CRA Attorney

Mr. Zelkowitz advised the Supreme Court should be coming back soon with a revised opinion in the Strand case.

C. Executive Director

(NONE)

D. Next Regular Board Meeting: Tuesday, September 9, 2008, at 5:30 p.m. at North Miami City Council Chambers

Next Advisory Committee Meeting – Monday, September 15, 2008 at 6:00 p.m. at CRA Office, 615 NE 124th Street [Note: This meeting has been re-scheduled from Monday, September 1, 2008, due to the Labor Day Holiday]

ADJOURNMENT

Meeting adjourned at 6:54 p.m.